

**PB# 78-19**

**Sambo's Restaurants, Inc.**

Sambo Site Plan 78-19  
Herbert Slipay

5-1-20

approved 5/24/78 SH  
given to T.C. office 5/25/78 405 PM SH



## GENERAL RECEIPT

3674

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, N. Y. 12550

RECEIVED OF

Samba Rest.

May 25 1978

\$ 100.00

One hundred and 00/100

DOLLARS

FOR

Site - Plan #78-19 P.B.

DISTRIBUTION:

FUND	CODE	AMOUNT
100.00		
CK		

BY

Charlotte Marcantonio

Deputy

TITLE

Site Plan approved 5-24-78

Michael Murphy



*Memo* FROM:

OFFICE OF THE TOWN ENGINEER

555 UNION AVENUE

TOWN OF NEW WINDSOR

NEW WINDSOR, NEW YORK 12550

PHONE 565-8802

RECEIVED

MAR 28 1979

TO:

Mr. Ernest Spignardo, Chairman  
Planning Board

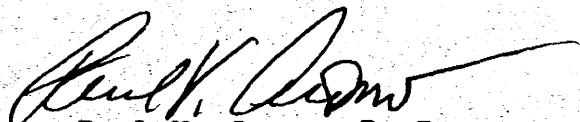
NEW WINDSOR PLANNING BOARD  
DATE: March 28, 1979

SUBJECT: Addition to Planning Board Minutes dated March 14, 1979  
Refer to Sambo's Site Plan 78-19

— FOLD HERE —

In regards to completion of Sambo's site work, representatives from Sambo's would like to put up a Savings Bank Pass Book or Treasury Note other than a Cash Bond.

Therefore, if the Planning Board agrees, please change Sambo's site approval motion of Planning Board Minutes dated March 14, 1979, wherein it states now: "Cash Bond from Sambo's", change to: "Cash Bond or Savings Bank Pass Book with Town of New Windsor assignment or Treasury Note from Sambo's".



Paul V. Cuomo, P. E.  
Town Engineer

PVC/mfb  
attachments

cc: Philip A. Crotty, Attorney for the Town  
Norman Green, Comptroller

by \_\_\_\_\_

INTER-OFFICE MEMORANDUM

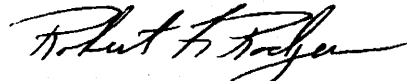
TO: New Windsor Planning Board  
FROM: Fire Inspector  
DATE: 8 May 1978  
SUBJECT: Sambo's Restaurant

---

I have reviewed the site plan of the aforementioned subject, with regards to the placement of the two (2), 1,000 gallon LP gas storage tanks, and find that they are in compliance with the Fire Prevention Code of the town.

I would like to review the building plans, when available, to determine if the LP gas piping is in compliance, and also to review what type of fire protection equipment will be installed in the restaurant.

Respectfully,

  
Robert F. Rodgers

NEW YORK STATE  
**DEPARTMENT OF TRANSPORTATION**  
William C. Hennessy, Commissioner



112 Dickson Street, Newburgh, N.Y. 12550

Mr. Herb Slepoy  
139-15 243rd Street  
Rosedale, N.Y. 11422

Re: Proposed Sambo's Restaurant  
Route 32 Vails Gate  
Town of New Windsor, Orange Co.

Dear Mr. Slepoy:

With reference to your plan on the above subject submitted to this office for review be advised the plan has incorporated our comments and is acceptable to this office.

When your schedule permits notify this office and I will prepare and send you the applications for issuance of a Highway Work Permit.

Very truly yours,

K. J. Christman  
Resident Engineer

By:

*Dominick Bello*  
Dominick Bello  
Asst. Resident Engineer

KJC:DB:lp

very wet.

Chairman Spignardo: What is the deadline?

Mr. Slepoy: The end of the month.

Mr. Collett: It is muddy there. They have to put their slotted drainage in. They have a good crew working for them. They have been moving furniture in.

Mr. Cimorelli: I would advise them not to put the curbing in yet. It is all mud.

Mr. Collett explained about the site plan what had to be done.

Chairman Spignardo read a letter from the Town Engineer dated 3/14/79 re: Sambos. (Attachment #1)

Mr. Collett: They won't get a CO until the building is done.

Motion by Mr. Jones seconded by Mr. Cimorelli that the Planning Board of the Town of New Windsor accept a \$22,000 Cash Bond from Sambos and in accordance with the Town Engineer's recommendations as set forth in his memo dated 3/14/79 and subject to an agreement approved by the Planning Board Attorney and executed between Sambos and Planning Board Chairman with the monies to be held by the Town Comptroller in a form satisfactory to him.

Mr. Van Leeuwen arrived.

Roll Call:	Jones+ yes	McCabe-yes	Cimorelli-yes
	Infante-yes	Loscalzo- yes	Van Leeuwen-abstain
	Spignardo-yes.		

Motion carried, 6 ayes, 1 abstain.

Mr. Loscalzo: Planning Board Attorney should bring agreement to us.

Next on agenda:

Catherine Acres Subdivision  
Represented by Attorney Philip Crotty Jr.

Atty. Crotty explained about an error of the surveyor on a filed map of a three (3) lot subdivision.

Motion by Mr. Jones seconded by Mr. Infante that the Planning Board of the Town of New Windsor approve the change of an arrow indicating true NORTH on the maps.

Roll call:	Jones-yes	Loscalzo-yes
	Infante-yes	Van Leeuwen-yes
	McCabe-yes	Cimorelli-yes
	Spignardo-yes	

Motion carried- 7 ayes, no nays.



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK  
(914) 565-8550

April 2, 1979

1763 Fred Gardner, Esq.  
155 Carver Street  
Huntington, New York 11743

Re: SAMBO'S - TOWN OF NEW WINDSOR

Dear Mr. Gardner:

I have your letter of March 29, 1979 in connection with Sambo's site plan in New Windsor.

The Town Comptroller has advised me that he will require either a certified check or a bearer Treasury bond in the amount of \$22,000 to be held in escrow by him.

In addition to the information set forth in your letter of March 29, 1979, I require a letter to the effect that the money held in escrow may be utilized by the Town of New Windsor, acting under the office of its Town Engineer, for completion of all unfinished site improvements set forth on the approved site plan immediately after June 31, 1979. There must be specific authorization from Sambo's to the Town Engineer of the Town of New Windsor to dispense the whole or any part of the money held in escrow for completion of the work remaining as of that date. The decision to dispense the funds must be in the full discretion of the Town Engineer.

The letter must be filed by the entity which owns the real property on which the Sambo's facility is located; as well as the named franchisee of the Sambo's establishment.

The Town of New Windsor will endeavor to cooperate with your request to have the Certificate of Occupancy in your hands by April 13, 1979. This should not be construed as a binding agreement or irrevocable representation to that effect however.

Very truly yours,

*Philip A. Crotty, Jr.*  
PHILIP A. CROTTY, JR.

Attorney for the Town of New Windsor

PAC:pd

cc: Town Supervisor Petro  
Chairman - - Town Planning Board ✓  
Town Engineer Cuomo  
Town Building Inspector Collett

ZONING BOARD OF APPEALS  
Town of New Windsor, New York 12550

RECEIVED  
JUL 11 1978

NEW WINDSOR PLANNING BOARD  
555 Union Avenue  
New Windsor, N. Y.  
July 11, 1978

Mid-Hudson Neon, Inc.  
32 Walnut Street  
New Windsor, N.Y. 12550

Attn: Mr. Arthur Miller

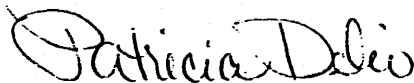
RE: APPLICATION FOR SIGN VARIANCE - SAMBO'S RESTAURANT, INC.  
and HERBERT SLEPOY  
#78-20

Dear Arthur:

This is to confirm that the above application for a sign variance was granted at the regular meeting of the Zoning Board of Appeals held on July 11, 1978.

Kindly be advised that a formal decision will be drafted by Mr. Krieger and acted upon at an upcoming meeting of the ZBA. You shall then receive a copy of the formal decision by return mail.

Very truly yours,



PATRICIA DELIO, Secretary

/pd

cc: Howard Collett, Bldg./Zoning Inspector  
Town Engineer Cuomo  
Ernest Spignardo, Chairman ✓  
Town Planning Board



# COUNTY OF ORANGE

## Department of Planning

124 MAIN STREET (1887 Building)

GOSHEN, NEW YORK 10924

TEL. (914) 294-5151

Peter Garrison, A.I.P., Commissioner

Edwin J. Garling, A.I.P., Deputy Commissioner

May 17, 1978

Mr. Ernest Spignardo, Chairman  
c/o Shirley Hassdenteufel, Secretary  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12550

Re: Slepoy Subdivision - Sambo  
Site Plan  
Route 32

Dear Mr. Spignardo:

This office, pursuant to the provisions of Section 239, l, m and n, Article 12-B of the General Municipal Law of the State of New York, has reviewed the above subject matter.

We hereby return the matter for final local determination by the Planning Board.

Very truly yours,

Peter Garrison  
Commissioner of Planning

PG:jhb

# County of Orange

COUNTY CLERK'S OFFICE

Orange County Government  
Center



Goshen, New York 10924

JACK A. SCHLOSSER  
County Clerk

Tel. (914) 294-5151

THOMAS A. AMOROSI  
Deputy County Clerk

Date July 31, 1978

Chairman of Planning Board

Town of NEW WINDSOR

Dear Mr Van Leeuwen:

In compliance with the Town Planning Law, this is to  
notify you that the Plan of Subdivision for SANSTE PROPERTIES INC.  
FRED GARDNER & HERBERT SLEPOY D/B/A  
APACHE ASSOC. Topographic Map of Lands of Town of NEW WINDSOR,  
dated 3/2/77 and approved by you on 5/24/78  
                    , was filed in our office on 7/17/78,  
as Map Number 4575 in Pocket 15 Folder A.

With kindest regards, I am

Very truly yours,

Jack A. Schlosser  
County Clerk

By: Shirley B. Hadden  
Chief Clerk jb



MEMORANDUM

RECEIVED  
MAR 24 1979  
NEW WINDSOR PLANNING BOARD

From: Paul V. Cuomo, Town Engineer

To: New Windsor Planning Board

Date: March 14, 1979

Subject: REPORT ON SAMBOS - Work to be done.

Black top finish and base	\$10,000.00
Install slotted drains	2,000.00
Retaining wall	7,000.00
Concrete curbs and lights	2,000.00
Striping	500.00
Shrubs (July)	500.00
	<hr/>
	\$22,000.00


There should be a time limit to complete work/-

June 1st deadline.

Drainage can be relocated to southern property line.

Roof drainage to be the under pavement to meet  
relocated drain at property line.

Drainage from front or west property at Route to existing  
culvert on Route 32 can be piped provided State Department  
of Transportation gives okay.

  
PAUL V. CUOMO, P.E.  
TOWN ENGINEER

PVC/sh

CC: TE  
Planning Board 4/9/79 Rd.  
Fred Gardner

ATTORNEY-AT-LAW  
155 CARVER STREET  
HUNTINGTON, NEW YORK 11743  
TELEPHONE (516) 427-8100

APR 09 1979

April 5, 1979

Philip A. Crotty, Jr., Esq.  
555 Union Avenue  
New Windsor, New York

Re: SAMBO'S - Town of New Windsor

Dear Phil:

In re yours of April 2 and our conversation of this date, this will confirm that with the approval of Mr. Green, we shall deliver in escrow to him a savings bank book with the proper assignment to the Town of New Windsor together with a certified check for the balance over and above said savings bank book, totalling \$22,000.00.

In addition and as per your request, this shall serve as notice that Apache Associates, a partnership, consisting of the undersigned and Herbert Slepoy, are the owners of the land and the building being constructed. That the escrow as hereinabove noted may be utilized by the Town of New Windsor acting under the offices of its Town Engineer for the completion of all unfinished site improvements set forth on the approved site plan immediately after June 31, 1979.

This shall serve as specific authorization from the undersigned, as one of the owners, to the Town Engineer of the Town of New Windsor, to dispense the whole or any part of the money being placed in escrow as hereinabove noted for completion of the unfinished site improvements remaining after the above mentioned date. It is understood that the decision to dispense the necessary funds for any of the work shall be in the full discretion of the Town Engineer.

I wish to take this opportunity of thanking you and the other officials of the Town of New Windsor for the cooperative attitude extended to my partner and myself.

Very truly yours,

*Fred Gardner*  
FRED GARDNER

FG/sk

cc: Herbert Slepoy  
Town Engineer- Cuomo  
Town Supervisor Petro  
Chairman - Town Planning Board  
Town Building Inspector Collett

TOWN COMPTROLLER

OK pma  
4/11/79

To all to whom these Presents shall come or may Concern,

Know That JUDOR ASSOCIATES, c/o Fred Gardner, 155 Carver Street,  
Huntingdon, Long Island, N. Y. 11743,

in consideration of the sum of / EIGHT HUNDRED EIGHTEEN and 81/100 ----- as RELEASOR,  
(\$ 818.81 ),  
received from TOWN OF NEW WINDSOR, a municipal corporation, having an  
office at 555 Union Avenue, Town of New Windsor, Orange County,  
New York,

as RELEASEE,  
receipt whereof is hereby acknowledged, releases and discharges the RELEASEE, RELEASEE'S heirs, executors, administrators, successors and assigns from all actions, causes of action, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, extents, executions, claims, and demands whatsoever, in law, admiralty or equity, which against the RELEASEE, the RELEASOR, RELEASOR'S heirs, executors, administrators, successors and assigns hereafter can, shall or may, have for, upon, or by reason of any matter, cause or thing whatsoever from the beginning of the world to the day of the date of this RELEASE.

and more specifically, Passbook #2-85005548, Century Federal Savings Certificate, in the amount of \$21,181.19, plus \$818.81 cash, being held in escrow as security for outside improvements (paving of parking lot, etc.) at SAMBO'S RESTAURANT, Vails Gate, New Windsor, N. Y.

Whenever the text hereof requires, the use of singular number shall include the appropriate plural number as the text of the within instrument may require.

This RELEASE may not be changed orally.

In Witness Whereof, the RELEASOR has hereunto set RELEASOR'S hand and seal on the  
day of March 19 81 .

In presence of

*Herbert Slapay* L.S.  
JUDOR ASSOCIATES

STATE OF New York , COUNTY OF Orange ss.:

On ~~March~~ May 20 19 81 before me  
personally came

*Herbert Slapay*  
to me known, and known to me to be the individual(s) described in, and who executed the foregoing RELEASE, and duly acknowledged to me that he executed the same.

PAULINE G. TOWNSEND  
Notary Public, State of New York  
No. 4643692  
Appointed in Orange County  
My commission expires Mar. 30, 1983

*Pauline G. Townsend*  
Notary Public

DATE	AMOUNT
3/30/51	
- Release of cash bond - Vamba's Restaurant	818.81
1/0 #683	818.81

IF INCORRECT PLEASE RETURN. NO RECEIPT NECESSARY

2297

# DAY TO THE ORDER OF

*Judar Associates*

May 20, 1981

50-174  
219

\$ 818.81

The sum of  $\$818$  and  $\$1.00$  is

DOLLARS

 365 BROADWAY OFFICE  
**Highland National Bank**  
OF NEWBURGH  
NEWBURGH, N. Y. 12550

John A. Petro  
Gordon W. Laverdy

**SUPERVISOR**

**COMPTROLLER**

010219017481: 001 7737 705

Address of Branch Office <i>Century Federal</i>		Assignment of Account <input checked="" type="checkbox"/> With <input type="checkbox"/> Without <b>Passbook/Certificate</b>	
Account Number <i>2-85005548</i>	Balance <i>21,181.19</i>	In The Name of <i>JUDOR Associates</i>	

We hereby release and relinquish all of our rights, title and interest in and to the above account. Date *5/20/81*

On Completion  
of Obligation  
Mail To  
Bank of  
Account

This is to certify that this document is a true copy  
of same, as filed in my office.

Signed:

*Carlene Y. Townsend*  
Town Clerk

*[Signature]*  
Authorized Signature

*5/20/81*  
Date

Loan and Discount Department

Assignment 1

(Bank of Account Copy)

Address of Branch Office		Assignment of Savings Account <input checked="" type="checkbox"/> With <input type="checkbox"/> Without Passbook		Date 4/19/79
Account Number 2-85005548	Balance 21,181.19	In The Name of TUDOR ASSOCIATES		

For value received, the undersigned hereby sells, assigns, transfers and sets over unto ~~Chemore Inc.~~ its successors and assigns the account described above, and all the moneys on deposit to the credit thereof with the interest thereon, now due and hereafter becoming due. The undersigned represents and warrants that the undersigned has not made any prior assignment of the above account or any of the moneys therein or proceeds thereof. The undersigned hereby authorizes and empowers ~~Chemore Inc.~~ to demand and receive any moneys due or hereafter becoming due under said account and to receipt for any sums received on account thereof.

Mail To  
Bank of  
Account

Witness The Hand of The Undersigned At The Above  
Designated Branch Office And Date In Presence of

Authorized Signature

Account Holder's Signature

To The Bank of Account: Please acknowledge receipt on our enclosed form and advise whether the signature of the account holder compares favorably with your records, and whether the balance stated above is correct. Thank you.

LN78 (10-72) 145 014

1/8 meeting  
3/4/81

Len (7)

RE: RELEASE OF BOND - SAMBO'S RESTAURANT

MOTION BY COUNCIL man Lacey  
SECONDED BY COUNCIL woman O'Machie

That the Town Board of the Town of New Windsor authorize the release of Century Federal Savings Bank Account Passbook No. 2-85005548, of JUDOR ASSOCIATES in the amount of \$22,000., plus cash of \$818.81, as security of certain site improvements to be completed, to wit: the repair of parking lot at Sambo's Restaurant in Vails Gate, New Windsor, N. Y.; said release upon recommendation of Town Engineer, Paul V. Cuomo.

ROLL CALL: all eyes

MOTION CARRIED: 5-0

Fred Gardner  
WESTBAR BUILDING  
CORNER ELM & MYRTLE  
HUNTINGTON, NEW YORK 11743  
(516) 427-8103

JAMES S. MARGOLIN \*

\*ALSO ADMITTED TO PRACTICE  
IN FLORIDA, VIRGINIA AND  
WASHINGTON, DC

OF COUNSEL

GERALD S. DEUTSCH  
RONALD E. SHNIDER  
7770 W. OAKLAND PARK BLVD  
SUNRISE, FLORIDA 33321

November 18, 1980

Town of New Windsor  
555 Union Avenue  
New Windsor, New York

Attention: Philip A. Crotty, Jr. Esq.  
Re: SAMBO'S - TOWN OF NEW WINDSOR

Dear Sir:

On April 19 we presented the Town Comptroller with a passbook of JUDOR ASSOCIATES on Century Federal Savings Bank, Account No. 2-85005548, plus cash of \$818.81, totalling \$22,000.00 as security of certain site improvements to be completed, to wit:- the repair of the parking lot.

After inspection we note that the parking lot has been completed and under the circumstances request an inspection be made and the security that you hold be returned to the attention of the undersigned.

Your cooperation is herewith solicited.

Very truly yours,

FRED GARDNER

FG/sk

Encl. - Receipt

cc: Herbert Slepoy

RECEIVED

NOV 25 19

TOWN ENGINEER'S OFFICE  
TOWN OF NEW WINDSOR

promptly but no grazing and  
seeding agreement existed,  
Cumo said.  
Wiatr's letter threatened

D CONDITION OF THE LAND ADJACENT



**Memo FROM:** Paul V. Cuomo, P. E.

TOWN OF NEW WINDSOR

885 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

**TO:**

John A. Petro, Supervisor

**DATE:** December 24, 1980

**SECOND REQUEST**  
2/25/81

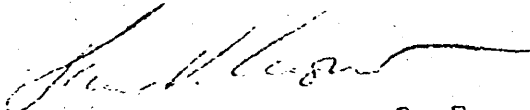
**SUBJECT:** Sambo's Town of New Windsor

—FOLD HERE—

I have inspected Sambo's site according to March 14, 1979 memo from T.E. to Planning Board wherein unfinished work was stated as follows:

- Black top finish and base
- Install slotted drains
- Retaining wall
- Concrete curbs and lights
- Striping
- Shrubs

The above work has been completed and I therefore recommend that the Town Board release, by resolution, the cash bond in the form of a pass book which contained a original balance of \$22,000.00.

  
Paul V. Cuomo, P. E.  
Town Engineer

by \_\_\_\_\_

PVC/mfh

discretion of the Town Engineer.

I wish to take this opportunity of thanking you and the other officials of the Town of New Windsor for the cooperative attitude extended to my partner and myself.

Very truly yours,

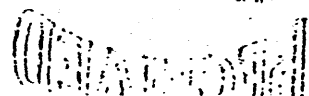
FRED GARDNER

FG/sk

cc: Herbert Slepoy  
Town Engineer- Cuomo  
Town Supervisor Petro  
Chairman - Town Planning Board  
Town Building Inspector Collett

80SGHMM 12/24/80  
TOWN OF NEW WINDSOR  
TOWN ENGINEER'S OFFICE

6/28/81 - 8/24/81



SIERRA WEST ARCHITECTS  
RICHARD W. RUSH, ARCHITECT  
1415 ROUTE 70  
CHERRY HILL, N.J. 08034

120

MAY 24 1978 55-692 11 380

PAY  
TO THE  
ORDER OF

Town of New Windsor \$100.00  
ONE HUNDRED DOLLARS EVEN DOLLARS



United Jersey Bank  
SOUTHWEST  
Camden, New Jersey 08105

FOR

ENGLAVERS

Andrea M. Inteliato

⑆000120⑆⑆0360⑆0692⑆ 2⑆053 882⑆

SIERRA WEST ARCHITECTS  
RICHARD W. RUSH, ARCHITECT  
1415 ROUTE 70  
CHERRY HILL, N.J. 08034

121

MAY 24 1978 55-692 11 380

PAY  
TO THE  
ORDER OF

Town of New Windsor \$100.00  
ONE HUNDRED DOLLARS EVEN DOLLARS



United Jersey Bank  
SOUTHWEST  
Camden, New Jersey 08105

FOR

SITE PLAN APPROVAL

Andrea M. Inteliato

⑆000121⑆⑆0360⑆0692⑆ 2⑆053 882⑆

THIS CHECK IS IN SETTLEMENT OF THE FOLLOWING INVOICES	
DATE	AMOUNT
5/24	800
TOTAL OF INVOICES	
LESS CREDIT	
LESS % DISCOUNT	
LESS FREIGHT	
TOTAL DEDUCTIONS	
AMOUNT OF CHECK	

IF INCORRECT PLEASE RETURN. NO RECEIPT NECESSARY.

**APACHE ASSOCIATES**  
155 CARVER STREET  
HUNTINGTON, N. Y. 11743

398

5/24 1978 1-12 280

PAY TO THE ORDER OF Town of New Windsor \$500<sup>00</sup>  
Five Hundred <sup>xx</sup>/<sub>xx</sub> DOLLARS

**CHEMICAL BANK**

350 Main Street  
Huntington, N.Y. 11743

Herbert Shepley

⑆0280⑆0012⑆891⑆005153⑆

THIS CHECK IS IN SETTLEMENT OF THE FOLLOWING INVOICES	
DATE	AMOUNT
5/24	Free
TOTAL OF INVOICES	
LESS CREDIT	
LESS % DISCOUNT	
LESS FREIGHT	
TOTAL DEDUCTIONS	
AMOUNT OF CHECK	

IF INCORRECT PLEASE RETURN. NO RECEIPT NECESSARY.

**APACHE ASSOCIATES**  
155 CARVER STREET  
HUNTINGTON, N. Y. 11743

399

5/24 1978 1-12 280

PAY TO THE ORDER OF Town of New Windsor \$100<sup>00</sup>  
One Hundred <sup>xx</sup>/<sub>xx</sub> DOLLARS

**CHEMICAL BANK**

350 Main Street  
Huntington, N.Y. 11743

Herbert Shepley

⑆0280⑆0012⑆891⑆005153⑆

TOWN OF NEW WINDSOR PLANNING BOARD

APPLICATION FOR SITE PLAN APPROVAL

Name Sambo's Restaurants, Inc.

Address New York State Route # 32 Vails Gate, New York 12584

1. Owner of the property Apache Associates

2. Location of the property:

East side of New York State Route # 32, just south of New York State Route # 94, Vails Gate, Town of New Windsor

3. Zone area "C" Design Shopping

4. Nature of business: Family style sit down restaurant

5. Lot size: Front 200 Rear 270' + Depth 230'

6. Building setbacks: Front yard 60 + Rear yard 100 +

Side yards 60' + south; 90' + north

7. Dimensions of new building 70' x 65' - 4"

Addition N/A

If addition, state front, side, rear of existing structure:

N/A

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project.

Signed: Mark W. Ranc  
(APPLICANT)

**Maps Required for:**

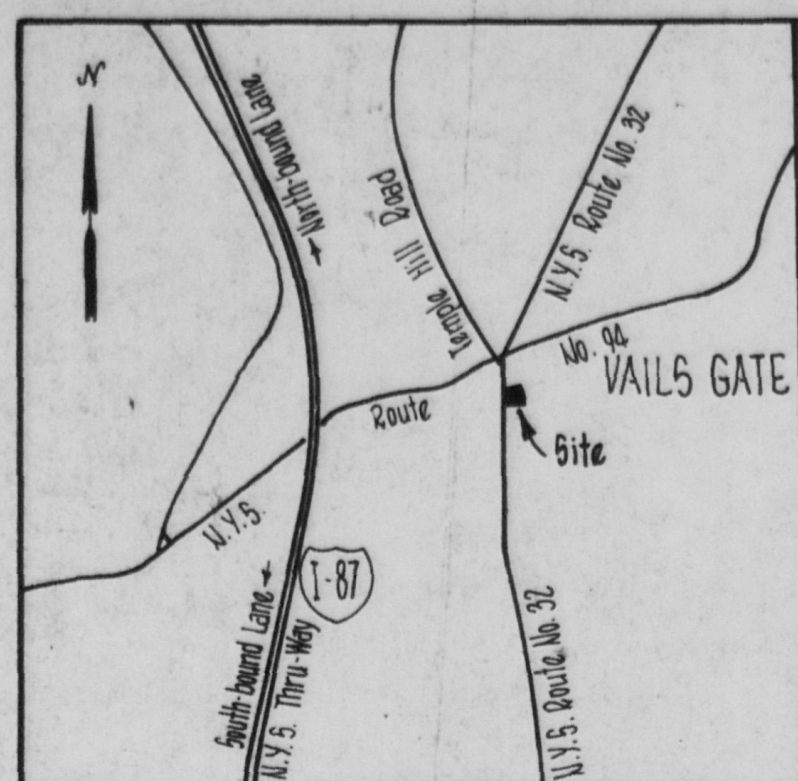
Planning Board  
Highway Dept.  
Sanitation Dept.  
Water Dept.  
County Planning Board  
Building Inspector

\_\_\_\_\_  
\_\_\_\_\_  
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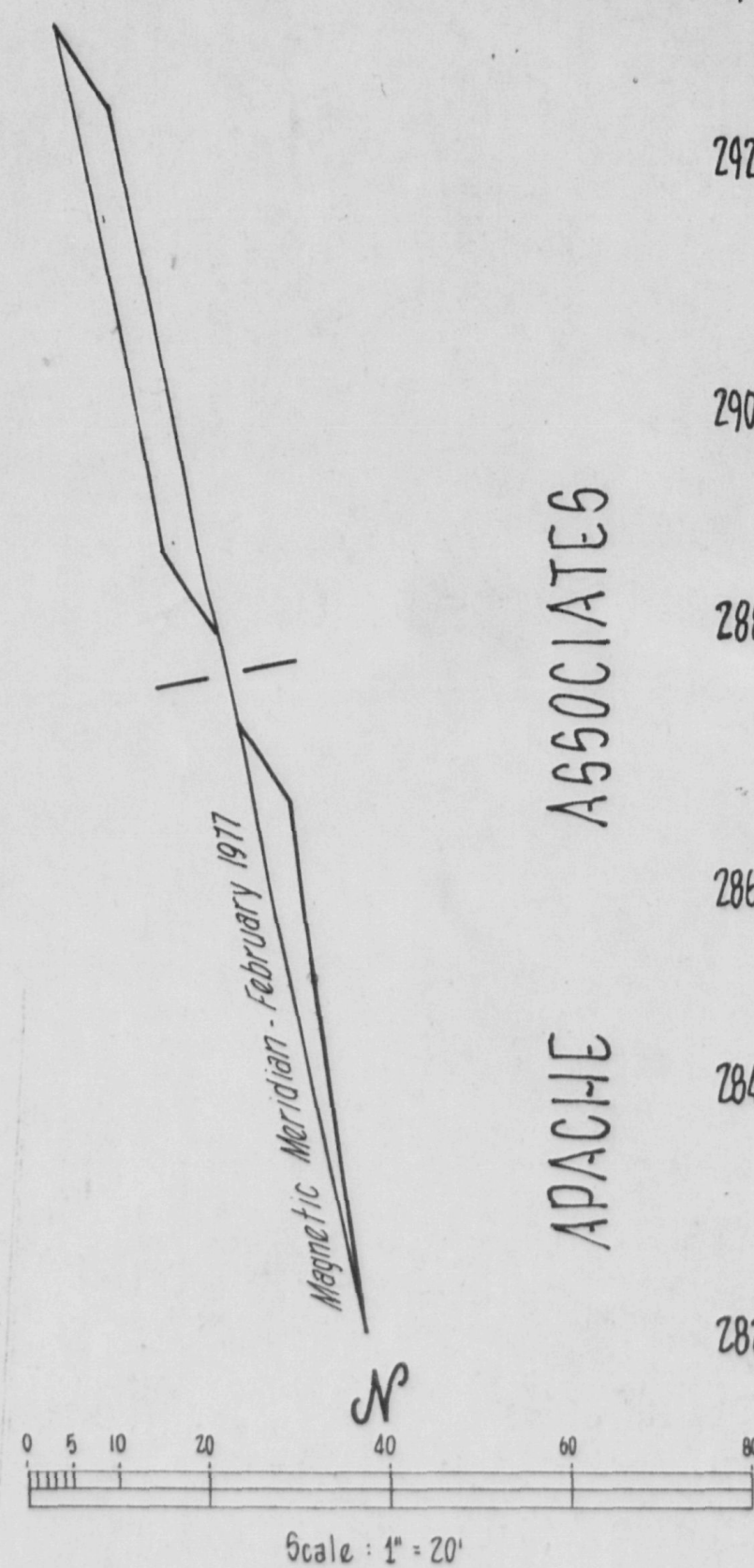
Action of the Zoning Board of Appeals

Approved 5/24/78



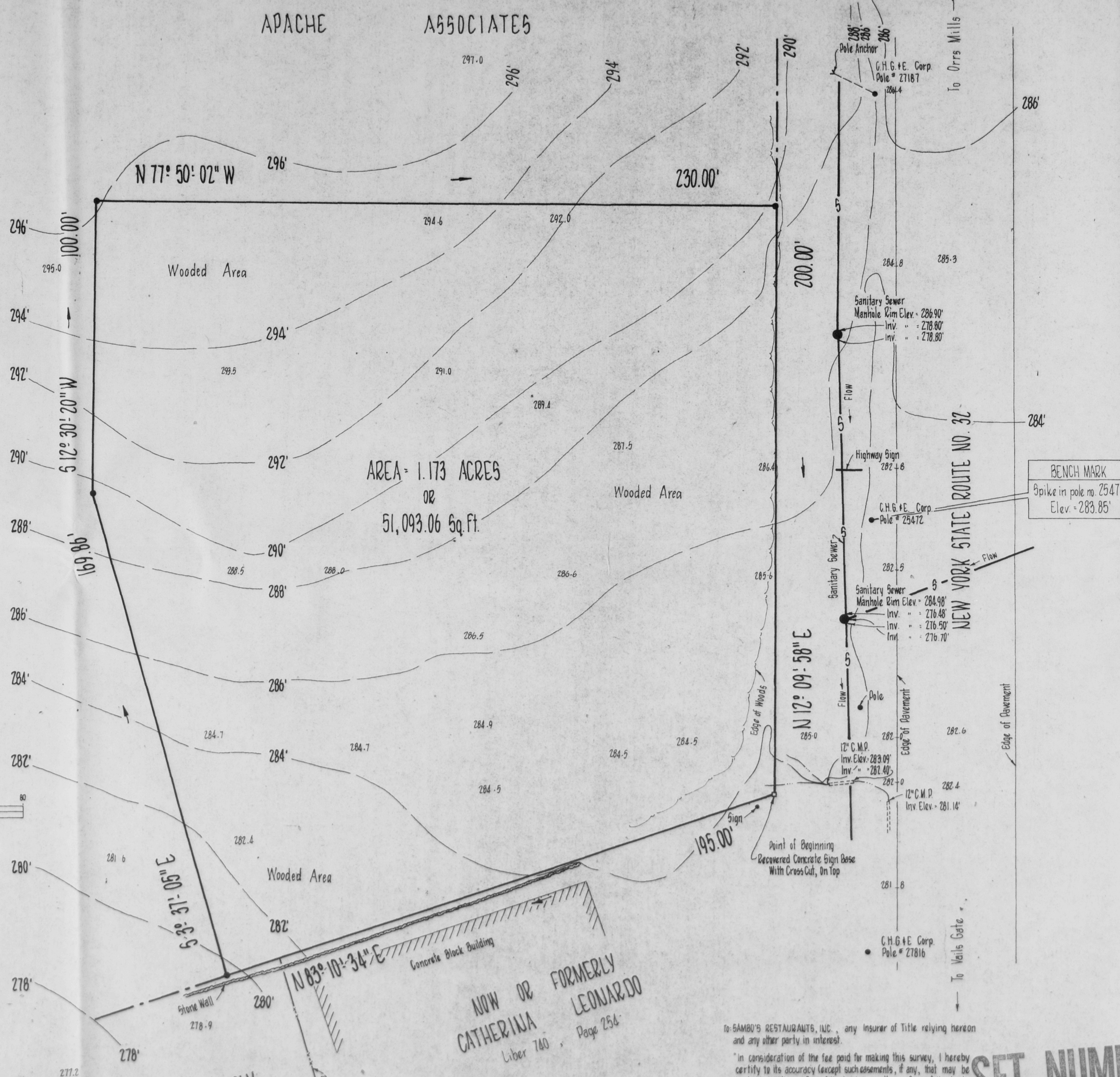


LOCATION MAP  
Scale: 1" = 2000'



Scale: 1" = 20'

APACHE ASSOCIATES



LEGAL DESCRIPTION

Beginning at a cross cut on the top of a concrete sign base, said point being on the Easterly side of New York State Highway Route 32 leading from Orrs Mills to Vail's Gate, said point being the Southwesterly corner of lands of now or formerly Catherina Leonardo and running:

1. thence from said point of beginning along the Southerly line of lands of now or formerly Catherina Leonardo and Maria Marshall North 83° 10' 34" East, 195.00 feet to a point;
2. thence along other lands of Apache Associates, the following courses and distances: South 3° 37' 05" East, 169.86 feet to a point;
3. thence South 12° 30' 20" West, 100.00 feet to a point;
4. thence North 77° 50' 02" West, 230.00 feet to a point on the Easterly side of New York State Highway Route 32;
5. thence along the Easterly side of said highway North 12° 09' 58" East, 200.00 feet to the place of beginning.

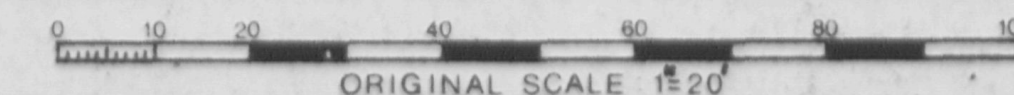
Containing 51,093.06 square feet or 1.173 acres.

All bearings are referred to the Magnetic Meridian as of February, 1977.

NOTES:

1. CENTRAL HUDSON GAS & ELECTRIC CORPORATION  
SOUTH ROAD  
POUGHKEEPSIE, NY 12602 Phone: 914-452-2000
2. TOWN OF NEW WINDSOR WATER DEPARTMENT  
555 UNION AVENUE  
NEW WINDSOR, NY 12550 Phone: 914-561-8510
3. TOWN OF NEW WINDSOR SANITATION DEPARTMENT  
555 UNION AVENUE  
NEW WINDSOR, NY 12550 Phone: 914-561-2554
4. ZONED: "C" (DESIGN SHOPPING)
5. FIRE DISTRICT: VAILS GATE FIRE DISTRICT
6. PREVAILING BUILDING CODE: NEW YORK STATE BUILDING CODE
7. ADJOINING LANDS ZONED: "C"
8. All elevations are tied into U.S.G.S. Datum. Bench Mark & U.S.G.S. Datum taken from "Survey of Property for McDonald's Corporation", done by Theodore F. Atzl, P.L.S., dated 4 Feb. 1971
9. PRESENT OWNER: APACHE ASSOCIATES  
195 CARVER STREET  
HUNTINGTON, N.Y. 11743

DATE	REVISION	BY



LAND TITLE SURVEY  
WITH TOPOGRAPHIC & PUBLIC UTILITY DATA

SURVEYED BY BRINNIE & LARIOS, P.C.	DATE 6 MARCH 1978
ADDRESS 67 MAIDEN LANE	DRAWN BY G. Williams
CITY KINGSTON	CHECKED BY T.L.
STATE NY	FILE NO.
LOCATION New York State Route No. 32 Vails Gate, Town of New Windsor, Orange County, NY Cornwall Quadrangle, New York (U.S.G.S.) 41° 27' 10" North Latitude 74° 09' 30" West Longitude	SHEET C-1 OF SHEETS
STREET ADDRESS New York State Route No. 32	RECEIVED
POST OFFICE Vails Gate	STATE NY ZIP 12584



BRINNIE & LARIOS, P.C.

NOW OR FORMERLY  
MARIA MARSHALL  
Liber 910, Page 10

NOW OR FORMERLY  
CATHERINA LEONARDO  
Liber 740, Page 256

to BAMBOO'S RESTAURANTS, INC., any insurer of Title relying hereon and any other party in interest.

"In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such encumbrances, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insurer of title to insure the title to the lands and premises shown thereon."

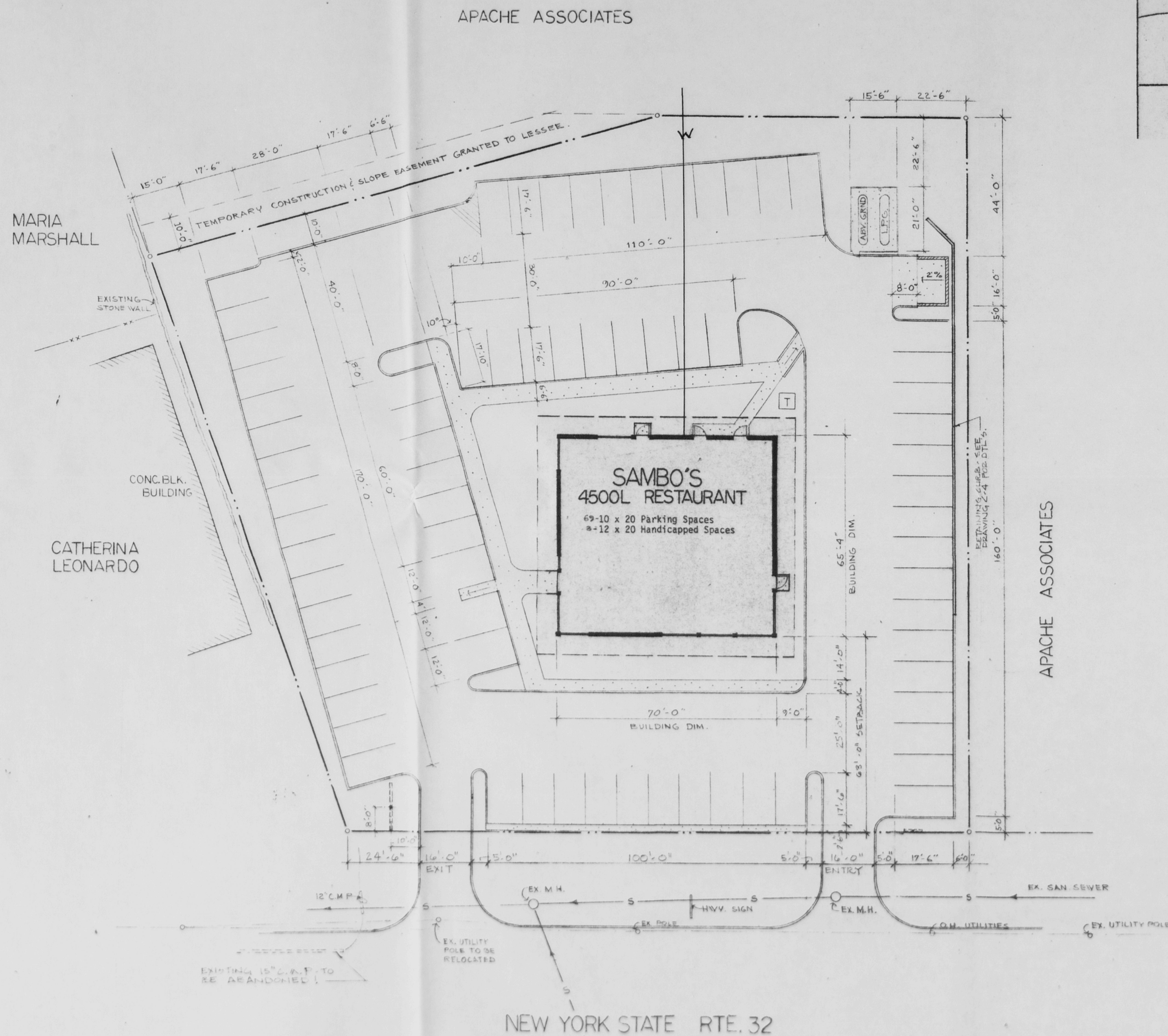
Augustus S. Brinnier, P.E., L.L.S., N.Y.S. Lic. No. 22865

Unauthorized alteration or addition to a plan bearing a licensed engineer's seal is a violation of section 7209, subdivision 2, of the New York State Education Law.

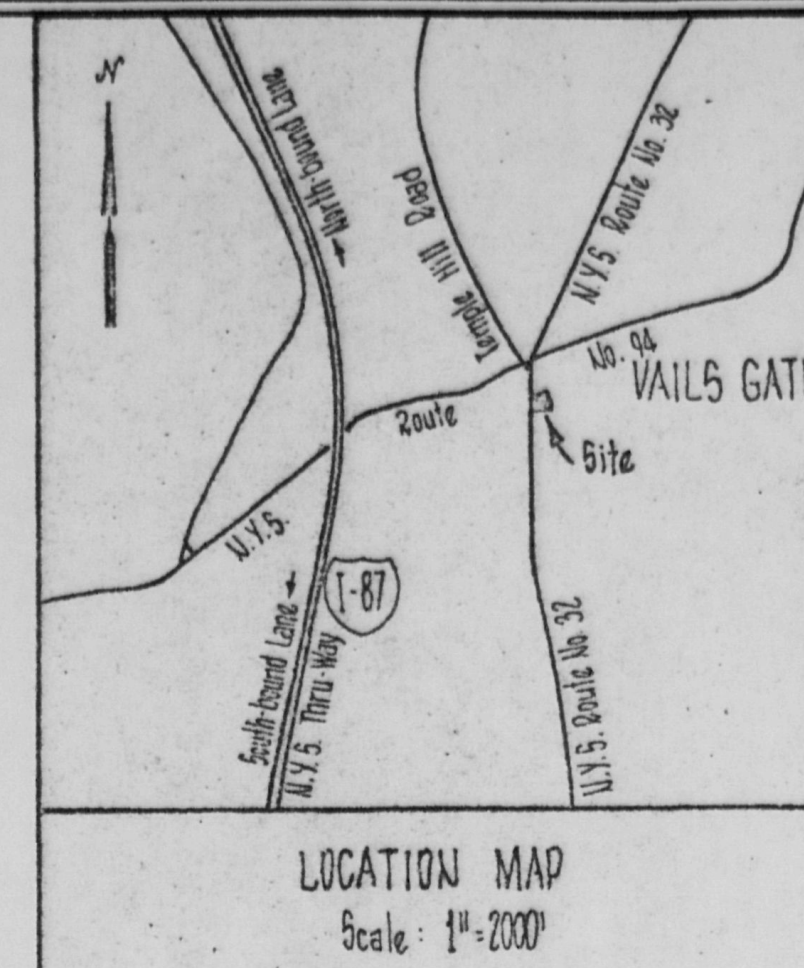
SET NUMBER 2

NOT TO BE USED  
FOR CONSTRUCTION





# SITE PLAN



## LEGAL DESCRIPTION

Beginning at a cross cut on the top of a concrete sign base, said point being on the Easterly side of New York State Highway Route 32 leading from Orrs Mills to Vail's Gate, said point being the Southwesterly corner of lands of now or formerly Catherina Leonardo and running:

1. thence from said point of beginning along the Southerly Line of lands of now or formerly Catherina Leonardo and Maria Marshall North 83° 10' 34" East, 195.00 feet to a point;
2. thence along other lands of Apache Associates, the following courses and distances: South 3° 37' 03" East, 169.86 feet to a point;
3. thence South 12° 30' 20" West, 100.00 feet to a point;
4. thence North 77° 50' 02" West, 230.00 feet to a point on the Easterly side of New York State Highway Route 32;
5. thence along the Easterly side of said highway North 12° 09' 58" East, 200.00 feet to the place of beginning.

Containing 51,093.06 square feet or 1.173 acres.

All bearings are referred to the Magnetic Meridian as of February, 1977

SAMBO'S  
EAST SIDE OF RTE. 32, SOUTH OF RTE. 94  
NEW WINDSOR, N.Y.

SITE  
PLAN

sheet

C-3

of

date	BY

drawn by  
78-4-16 / TGL  
project no.  
date  
(609) 795-7330



SIERRA WEST architects

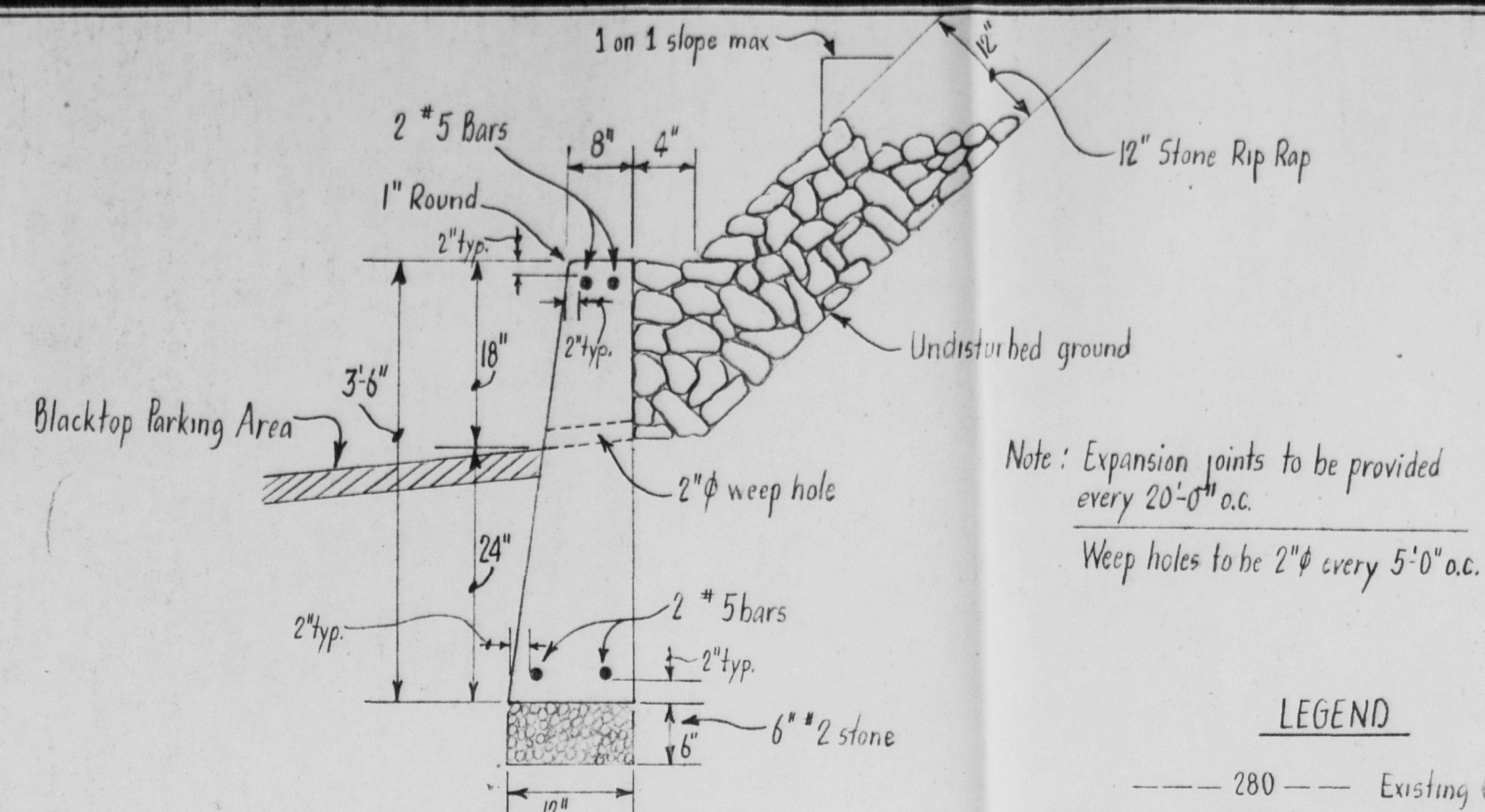
Richard W. Rush A.I.A., Architect

1415 Route 70, Cherry Hill, N.J. 08034

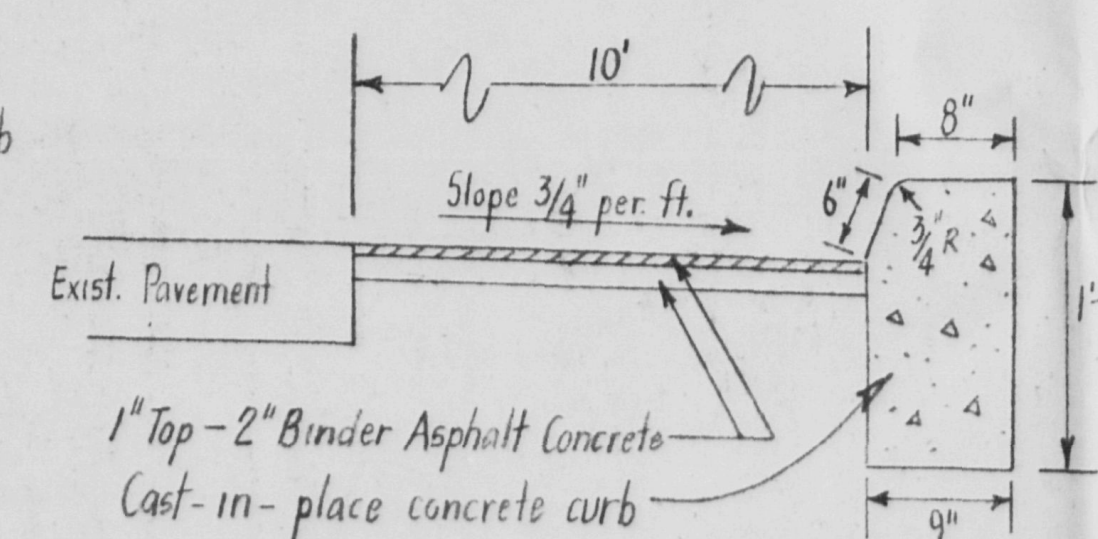


Note : Depth of Slotted Drain grate to be  $2\frac{1}{2}$ " typ.  
Pipe to be laid on shaped bedding and  
backfilled with lean grout.

DETAIL OF SLOTTED DRAIN & CURB  
Not to scale



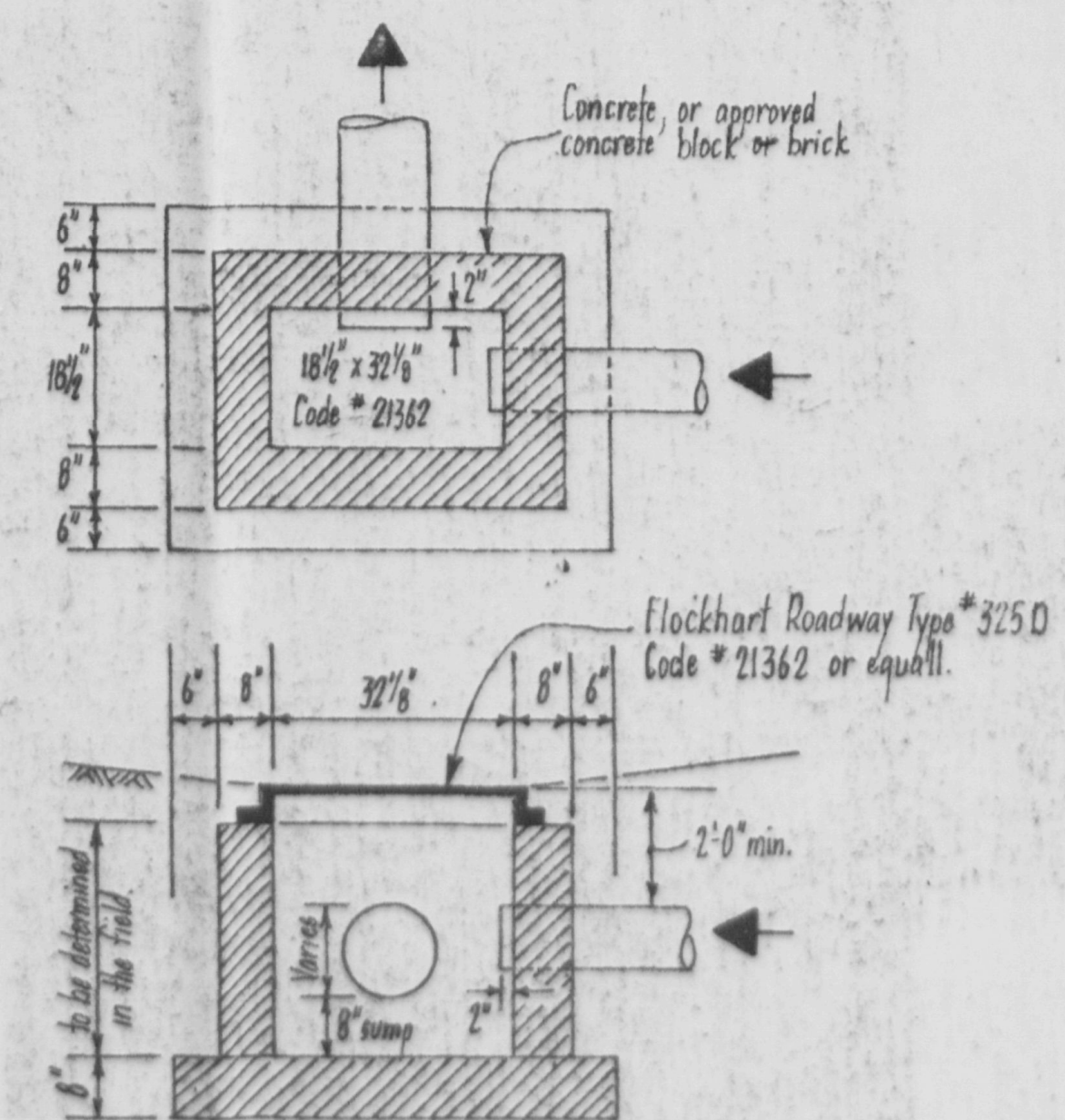
SECTION A-A  
DETAIL OF CONCRETE RETAINING CURB & SLOPE  
NOT TO SCALE



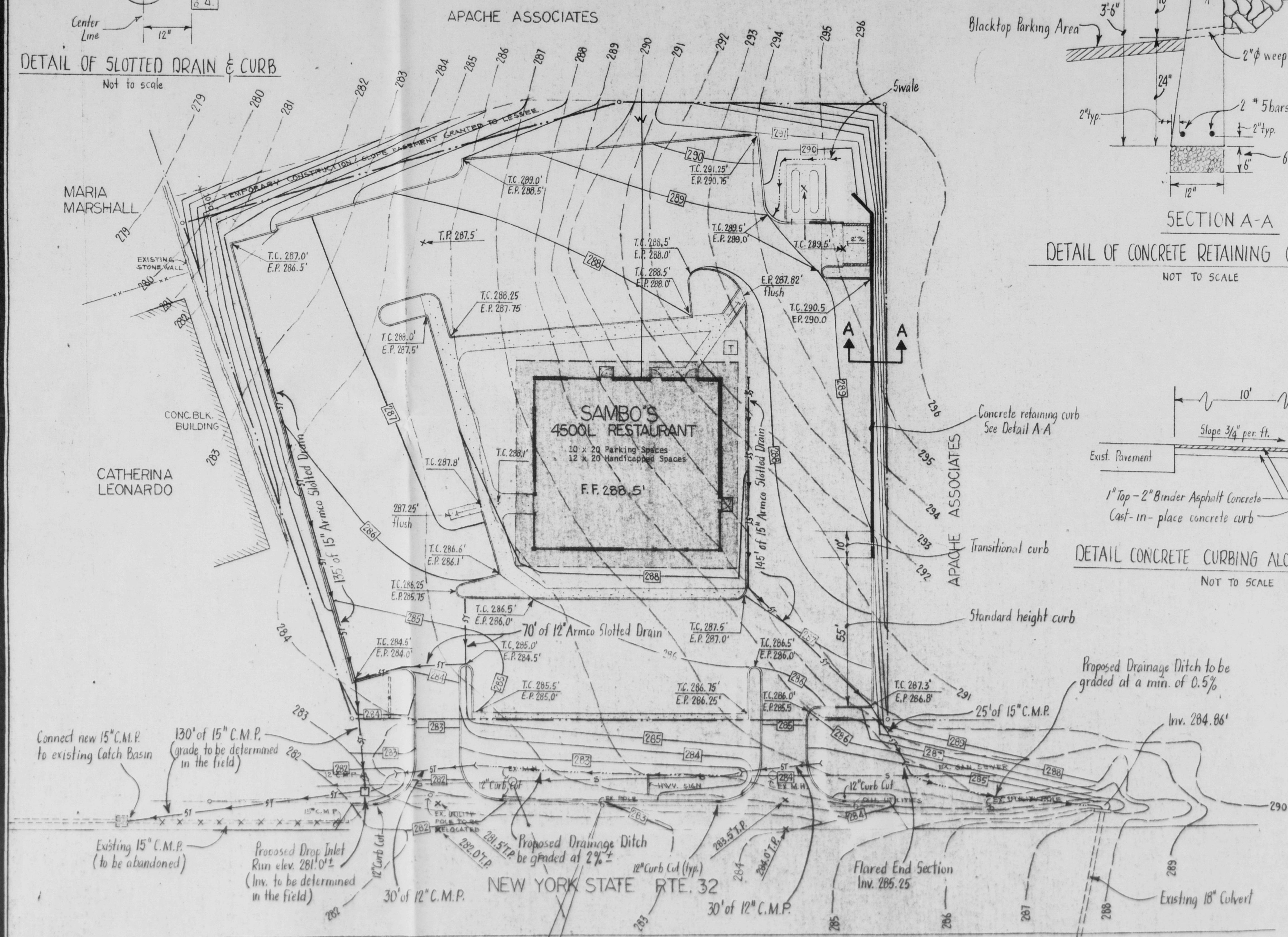
DETAIL CONCRETE CURBING ALONG N.Y.S. HIGHWAY

---

NOT TO SCALE



CATCH BASIN DETAIL  
N.T.S.



## GRADING PLAN

JS  
drawn by  
TB-416/7616  
project no.  
date

[illegible]

SAMBO'S  
EAST SIDE OF RTE. 32, SOUTH OF RTE. 94  
NEW WINDSOR, N.Y.

GRADING  
PLAN

sheet

C-4

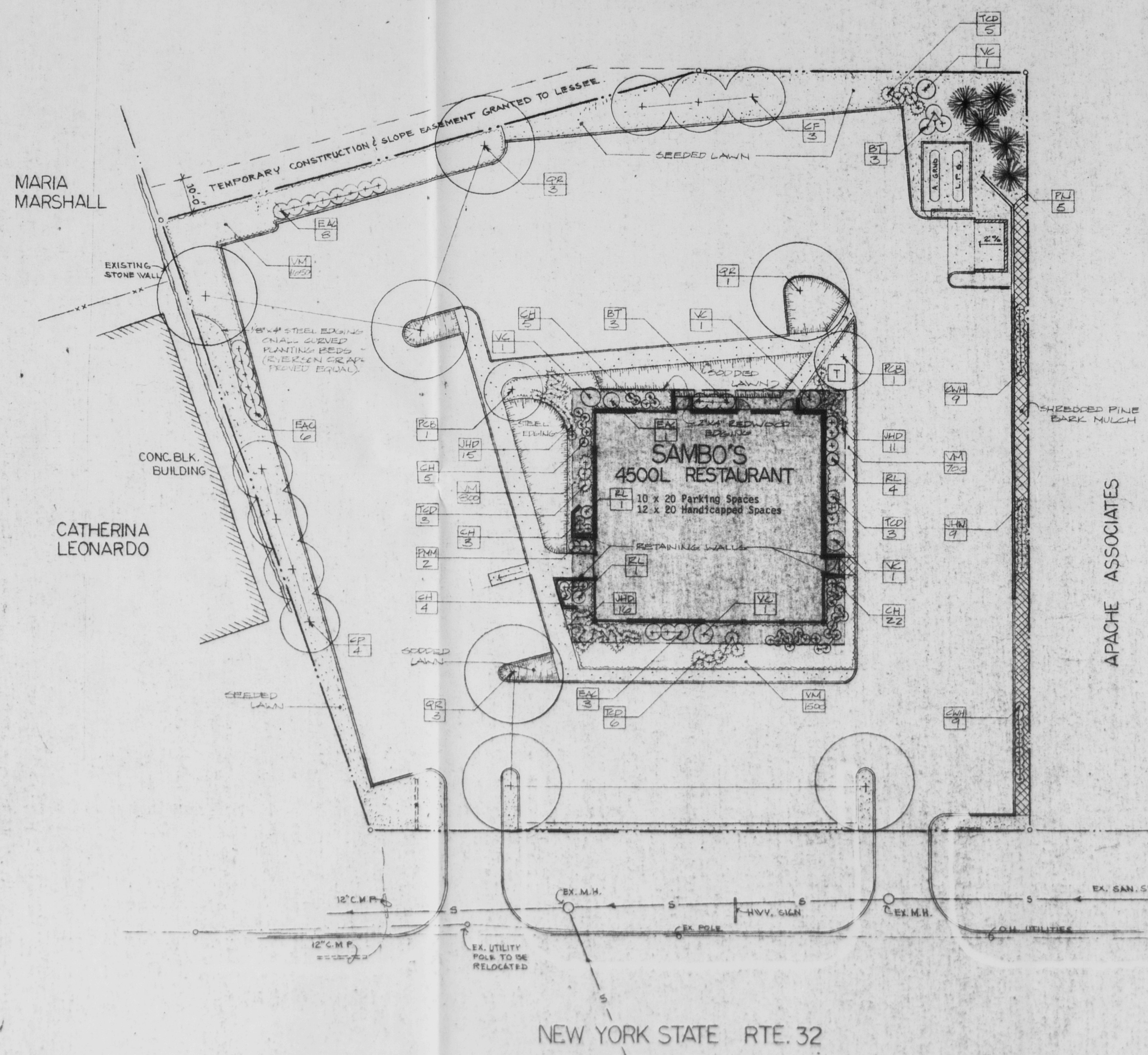
**SIERRA WEST architects**

1415 Route 70, Cherry Hill, N.J. 08034

(609) 795-7330



APACHE ASSOCIATES

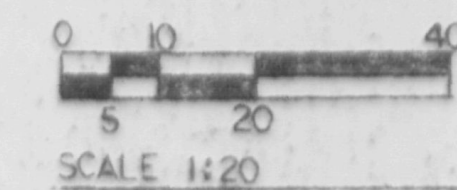
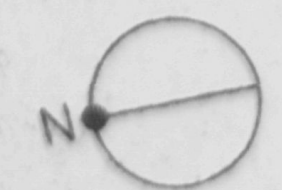


PLANT LIST									
KEY	BOTANICAL NAME	COMMON NAME	RECOMMENDED PLANTING DATE	PLANT SIZE	LEAF	QUAN.	REMARKS		
TREES:									
CF	CORNUS FLORIDA	FLOWERING DOGWOOD		5/6"	EAB	3	FULL-BUDGED		
CP	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN		1/2"	EAB	4	TEENY-TIM		
PN	PIRUS NIGRA	AMERICAN PINE		3/4"	EAB	5	SHEARED		
RB	PIRUS CALLERIANA 'BEADRED'	BEADRED PEAR		1/2"	EAB	2			
QR	QUERCUS RUBRA BOREALIS	NORTHERN RED OAK	1/2/24	10/12"	EAB	7	DOUBLE-STAKED		
SHRUBS AND GROUNDCOVER:									
BT	BETULA THUNBERGIANA PURPUREA	RED LEAF BARRIER		2 1/2"	EAB	6	FULL PLANTS		
CH	COTONEASTER HORIZONTALIS	ROCKY MOUNTAIN COTONEASTER	7/12"	3/4"	EAB	37	PLANT 3'0" O.C.		
CWH	COTONEASTER WATERBURYI HELDREYER	FALL-FIRE COTONEASTER	15/18"	3/4"	EAB	18			
EAC	EUDYMYUS ALATUS/COMPACTUS	DWARF WINGED EUDYMYUS		18/24"	EAB	18			
JHD	JUNIPERUS HORIZONTALIS DOUGLASSII	WALKER JUNIPER	15/18"	2/4"	EAB	42	PLANT 3'0" O.C.		
JHW	JUNIPERUS HORIZONTALIS WILSONII	BLUE PIN JUNIPER	15/18"	3/4"	EAB	9			
PMM	PIRUS MUGO MUGO	MUGHO PINE	12/15"	3/4"	EAB	2			
RL	RHODODENDRON LANCEVIRENS	WILSON RHODODENDRON		16/24"	EAB	6			
TLD	TAXUS CANADENSIS DENSATA	DENSE YEW	15/18"	3/4"	EAB	17	SHEARED		
VC	VIBURNUM CARLESII	FRAGRANT VIBURNUM		2 1/2"	EAB	5	FULL-BUDGED		
VM	VIRGA MINOR	MISTLE	2 YR. GROWTH	2 1/2"	EAB	50	PLANT 10" O.C.		

- NOTES:
1. QUANTITIES INDICATED ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR BEFORE BIDDING.
  2. OAK SHALL BE SINGLE STEMMED AND CLEAR TO 2'0".
  3. ALL GROUND COVER BEHIND BUILDING SHALL BE COVERED IN 3" DEEP MULCH OF SHREDDED PINE BARK.
  4. MULCH SHALL BE TYPICAL SPACING AS ILLUSTRATED BELOW. DO NOT PLANT MYRTLE UNDER JUNIPERS OR COTONEASTERS.



LEGEND	
	LAWN (SEDED)
	LAWN (SEDED)
	GROUND COVER
	SHREDDED PINE BARK MULCH
	PROPOSED PLANTINGS



# LANDSCAPE PLAN

SAMBO'S  
EAST SIDE OF RTE. 32, SOUTH OF RTE. 94  
NEW WINDSOR, N.Y.

LANDSCAPE  
PLAN  
sheet

L-1  
of

drawn by  
78-416/7616  
project no.  
date

SIERRA WEST architects

Richard W. Rush A.I.A., Architect / 1415 Route 70, Cherry Hill, N.J. 08034

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